

# March 13, 2002

Development Services Manager Steven Sparks called the work session to order at 8:20 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

Present were Planning Commission Chairman Vlad Voytilla, Planning Commissioners Bob Barnard, Gary Bliss, Eric Johansen, Dan Maks, Bill Young and Shannon Pogue; Board of Design Review Chairman Gordon Straus; Board Members Cecilia Antonio, Mimi Doukas, Ronald Nardozza and Jennifer Shipley, Board Members Hal Beighley and Monty Edberg were excused.

Development Services Manager Steven Sparks, Planning Consultant Irish Bunnell, Senior Planner John Osterberg, Senior Planner Colin Cooper, Associate Planner Scott Whyte, Associate Planner Veronica Smith, City Attorney Mark Pilliod and Recording Secretary Sandra Pearson represented staff.

## WORK SESSION:

Joint meeting of the Planning Commission and Board of Design Review to discuss the scope of the City's work program on developing a telecommunications ordinance.

Development Services Manager Steven Sparks expressed his appreciation to those who remained through the Planning Commission Meeting in order to attend this work session and introduced Bev Bookin, of *The Bookin Group*, adding that she has contracted through the City of Beaverton to assist in the preparation of a telecommunications ordinance.

## **I. INTRODUCTION AND SCOPE OF PROJECT:**

**BEV BOOKIN**, representing *The Bookin Group*, distributed copies of the Agenda for the Work Session and referred to a Memorandum, dated March 13, 2002, outlining policy issues related to the development of a wireless

telecommunications ordinance and a packet of materials containing telecommunications ordinances for the City of Portland, the City of Eugene, the City of Tigard, and the City of Vancouver. She briefly described stealth technology and discussed her background and experience with regard to telecommunications and cellular towers, observing that she is a former employee of *Verizon* and that with the assistance of Larry Epstein, she had created the first telecommunications ordinance in the United States for Multnomah County.

## **II. REVIEW OF WIRELESS COMMUNICATIONS TECHNICAL REQUIREMENTS:**

Ms. Bookin briefly discussed the technical requirements necessary for wireless communications service.

## **III. SLIDE SHOW:**

Observing that Senior Planner Colin Cooper is very knowledgeable with regard to wireless communications, Ms. Bookin pointed out that there are three basic types of cellular towers, including FM, two-way radio and satellite systems, adding that the satellite systems are regulated. She provided a brief history of cellular towers, beginning in the mid 1980's, noting that six independent systems are currently competing to serve a variety of customers. She presented a slide show illustrating a number of different types of cellular towers located throughout Washington County.

## **IV. DISCUSSION OF POLICY ISSUES:**

Ms. Bookin discussed the likely scope of regulation, observing that some federal regulations are involved. She pointed out that some issues are within the control of local jurisdictions, emphasizing that it is necessary to consider both the public good and the First Amendment, which prohibits both discrimination and impeding development. Observing that a provider has the right to broadcast and compete with other providers, she noted that the local jurisdiction has the right to determine issues with regard to siting, height and design, paint color and screening. She mentioned that this development could also be prohibited within certain zones unless a provider is able to demonstrate that adequate coverage would not be available otherwise. Noting that the greatest restrictions would exist in residential, mixed use and other sensitive zones, she added that the least restrictions would be within the industrial zones and that this should provide some incentive for a provider to locate their facilities within the least restricted areas.

Ms. Bookin pointed out that a provider has the option of mounting their equipment on a tower or collocating, emphasizing that while collocation reduces the number of towers, it is necessary for these towers to be larger and thicker. She clarified that although collocation is not a requirement, the City of Tigard has a "collocation protocol", which requires a provider to review all other possible

1 options prior to establishing a new monopole. She discussed the stealth  
2 technology, emphasizing that only so many appropriate buildings are available for  
3 this use, noting that it is sometimes easier to obtain approval for this type of  
4 facility.

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6 **V. FACILITY SCREENING:**  
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8 Commissioner Young questioned whether it would be possible to obtain a  
9 description of an overall plan with regard to cellular towers, specifically with  
10 regard to whether there would eventually be 30 or 30,000 of these facilities  
11 throughout the area.  
12

13 Ms. Bookin pointed out that the City of Eugene had actually requested a provider  
14 map, noting that because some of these issues are on a voluntary basis, a  
15 government entity is not permitted to make certain demands. She mentioned that  
16 it is possible to create incentives for these providers, adding that while some of  
17 the basic monopoles are simple, the stealth technology requires a greater amount  
18 of creativity. Concluding, she explained that she would return and submit further  
19 information at a later time.  
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21 The Work Session adjourned at 9:30 p.m.